177.0	0002	0013.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	687,200 / 687,200
					USE VALUE:	687,200 / 687,200
					ASSESSED:	687,200 / 687,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		UDINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MICHELSEN KLAUS M & DANA B
Owner 2:	
Owner 3:	
Street 1:	63 UDINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHEN JANE T C -
Owner 2:	-
Street 1:	63 UDINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,022 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Wood Shingle Exterior and 1888 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8022.000	224,400	300	462,500	687,200
Total Card	0.184	224,400	300	462,500	687,200
Total Parcel	0.184	224,400	300	462,500	687,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.98 | /Parcel: 363.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 119419

GIS Ref

GIS Ref

Insp Date 03/17/09

PREVIOUS ASSESSMENT

Parcel ID 177.0-0002-0013.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	224,400	300	8,022.	462,500	687,200	687,200	Year End Roll	12/18/2019
2019	101	FV	198,000	300	8,022.	455,900	654,200	654,200	Year End Roll	1/3/2019
2018	101	FV	198,000	300	8,022.	350,100	548,400	548,400	Year End Roll	12/20/2017
2017	101	FV	198,000	300	8,022.	330,300	528,600	528,600	Year End Roll	1/3/2017
2016	101	FV	198,000	300	8,022.	303,900	502,200	502,200	Year End	1/4/2016
2015	101	FV	198,500	300	8,022.	284,100	482,900	482,900	Year End Roll	12/11/2014
2014	101	FV	198,500	300	8,022.	261,600	460,400	460,400	Year End Roll	12/16/2013
2013	101	FV	198,500	300	8,022.	261,600	460,400	460,400		12/13/2012

!13868!

PRINT

Date	Time
12/11/20	03:45:46

LAST REV

Date	Time
10/04/18	17:31:46
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13868

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEN JANE T C,	65294-144		4/30/2015		571,000	No	No		
	19961-272		7/1/1989		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2018	1154	Solar Pa	31,510	C				
10/26/2016	1316	Re-Roof	10,300	C				
6/10/2015	657	Renovate	15,000		6/10/2015			create vaulted Cei

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2016	Sales Review	PT	Paul T
6/23/2015	Permit Insp	PC	PHIL C
3/17/2009	Inspected	163	PATRIOT
12/30/2008	Measured	163	PATRIOT
12/29/1999	Meas/Inspect	243	PATRIOT
7/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	119419
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8022		Sq. Ft.	Site		0	70.	0.82	6									462,462						462,500	

Total AC/HA: 0.18416 | Total SF/SM: 8022 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 462,462 | Spl Credit | Total: 462,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth	1	Rating:	Average
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.03020000
Adj $ / SQ:	132.123
Other Features:	92663
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325210
Depreciation:	100815
Depreciated Total:	224395

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

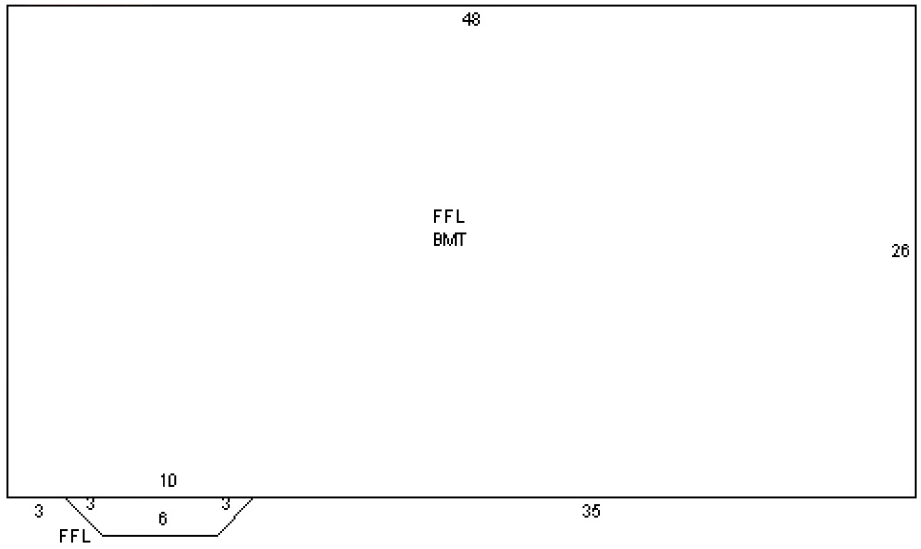
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,264	132.120	167,004
BMT	Basement	1,248	52.520	65,544

Net Sketched Area:	2,512	Total:	232,548
Size Ad	1264	Gross Are	2512	FinArea	1888
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

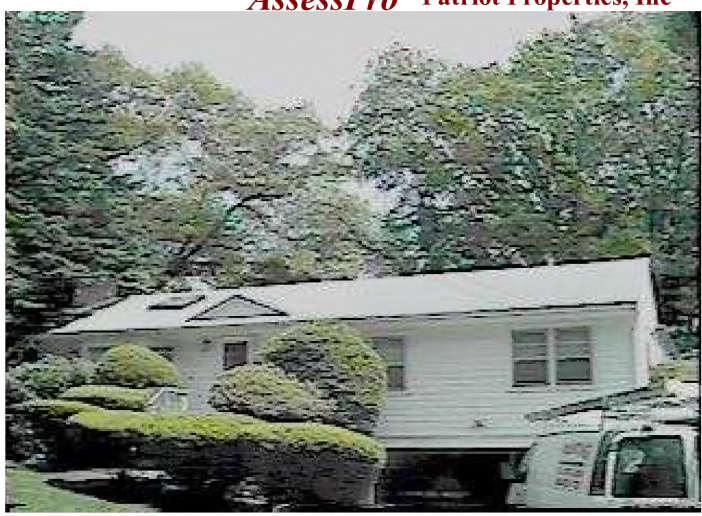
Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	132.12
Special Features:	0	Val/Su Net:	89.33
Final Total:	224400	Val/Su SzAd	177.53

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0002-0013.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	F	FR	1965	4.37	T	51	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300